

012.0

0003

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

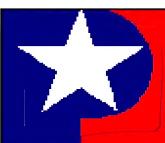
Total Card / Total Parcel

1,056,600 / 1,056,600

APPRAISED: 1,056,600 / 1,056,600

USE VALUE: 1,056,600 / 1,056,600

ASSESSED: 1,056,600 / 1,056,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 28 |        | PRINCETON RD, ARLINGTON |

## OWNERSHIP

Unit #:

|          |                |
|----------|----------------|
| Owner 1: | JACOB JAISON   |
| Owner 2: | JACOB DEBBIE S |
| Owner 3: |                |

Street 1: 28 PRINCETON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: BEARS MARGARET C -

Owner 2: -

Street 1: 28 PRINCETON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 2554 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5309        |                    | Sq. Ft.   | Site      |           | 0          | 85.        | 1.09 | 2     |             |           |        |   |        |   |        |   | 492,380         |           |   |           |        |      | 492,400   |       |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 5309.000  | 564,200        |            | 492,400    | 1,056,600   |                   | 9662      |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 11/16/17  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     | 012.0-0003-0019.0 |            |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes             | Date       |
| 2022                | 101 | FV  | 564,200    | 0         | 5,309.    | 492,400    | 1,056,600   |               | Year end          | 12/23/2021 |
| 2021                | 101 | FV  | 547,500    | 0         | 5,309.    | 492,400    | 1,039,900   |               | Year End Roll     | 12/10/2020 |
| 2020                | 101 | FV  | 547,500    | 0         | 5,309.    | 492,400    | 1,039,900   | 1,039,900     | Year End Roll     | 12/18/2019 |
| 2019                | 101 | FV  | 463,300    | 0         | 5,309.    | 637,200    | 1,100,500   | 1,100,500     | Year End Roll     | 1/3/2019   |
| 2018                | 101 | FV  | 463,400    | 0         | 5,309.    | 405,500    | 868,900     | 868,900       | Year End Roll     | 12/20/2017 |
| 2017                | 101 | FV  | 463,400    | 0         | 5,309.    | 370,700    | 834,100     | 834,100       | Year End Roll     | 1/3/2017   |
| 2016                | 101 | FV  | 463,400    | 0         | 5,309.    | 301,200    | 764,600     | 764,600       | Year End          | 1/4/2016   |
| 2015                | 101 | FV  | 456,800    | 0         | 5,309.    | 301,200    | 758,000     | 758,000       | Year End Roll     | 12/11/2014 |

| SALES INFORMATION |           |      | TAX DISTRICT |           |            | PAT ACCT. |     |       |       |
|-------------------|-----------|------|--------------|-----------|------------|-----------|-----|-------|-------|
| Grantor           | Legal Ref | Type | Date         | Sale Code | Sale Price | V         | Tst | Verif | Notes |
| BEARS MARGARET    | 1299-11   |      | 4/19/2005    |           | 420,000    | No        | No  |       |       |
|                   | 858-82    |      | 5/21/1996    |           |            | No        | No  | A     |       |

| BUILDING PERMITS |        |          |         |     |            |          |            |                    |            |              | ACTIVITY INFORMATION |              |  |  |  |  |  |
|------------------|--------|----------|---------|-----|------------|----------|------------|--------------------|------------|--------------|----------------------|--------------|--|--|--|--|--|
| Date             | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment            | Date       | Result       | By                   | Name         |  |  |  |  |  |
| 5/11/2009        | 327    | Manual   | 500     | C   |            |          |            | MOVE 4 MODULES FRO | 11/16/2017 | MEAS&NOTICE  | BS                   | Barbara S    |  |  |  |  |  |
| 5/11/2009        | 326    | New Buil | 167,500 | C   |            | G10      | GR FY10    | BUILD 28X38 MOD CO | 7/2/2009   | Info Fm Prmt | BR                   | B Rossignol  |  |  |  |  |  |
| 5/1/2009         | 296    | Foundati | 10,000  | C   |            |          |            |                    | 2/6/2009   | Meas/Inspect | 189                  | PATRIOT      |  |  |  |  |  |
| 4/15/2009        | 238    | Demoliti | 12,000  | C   |            |          |            | DEMO SF HOME       | 9/24/2005  | MLS          | HC                   | Helen Chinal |  |  |  |  |  |
|                  |        |          |         |     |            |          |            |                    | 10/31/2000 | Hearing N/C  | 163                  | PATRIOT      |  |  |  |  |  |
|                  |        |          |         |     |            |          |            |                    | 11/8/1999  | Inspected    | 267                  | PATRIOT      |  |  |  |  |  |
|                  |        |          |         |     |            |          |            |                    | 9/27/1999  | Mailer Sent  |                      |              |  |  |  |  |  |
|                  |        |          |         |     |            |          |            |                    | 9/27/1999  | Measured     | 263                  | PATRIOT      |  |  |  |  |  |
|                  |        |          |         |     |            |          |            |                    | 8/28/1993  |              | EK                   |              |  |  |  |  |  |

|       |                                |   |   |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|

|                                    |                |                  |     |                           |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
|------------------------------------|----------------|------------------|-----|---------------------------|-------------------|--------|-----|-----------------|---------------------------------|-----------|----------|---------------|------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>        |                |                  |     | <b>BATH FEATURES</b>      |                   |        |     | <b>COMMENTS</b> |                                 |           |          | <b>SKETCH</b> |      |       |            |            |              |
| Type: 6                            | Colonial       |                  |     | Full Bath: 3              | Rating: Very Good |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Sty Ht: 2                          | 2 Story        |                  |     | A Bath:                   | Rating:           |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| (Liv) Units: 1                     | Total: 1       |                  |     | 3/4 Bath:                 | Rating:           |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Foundation: 1                      | Concrete       |                  |     | A 3QBth:                  | Rating:           |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Frame: 1                           | Wood           |                  |     | 1/2 Bath:                 | Rating:           |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Prime Wall: 4                      | Vinyl          |                  |     | A HBth:                   | Rating:           |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Sec Wall:                          |                | %                |     | OthrFix:                  | Rating:           |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Roof Struct: 1                     | Gable          |                  |     | <b>OTHER FEATURES</b>     |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Roof Cover: 1                      | Asphalt Shgl   |                  |     | Kits: 1                   | Rating: Very Good |        |     | 1st Res Grid    | Desc: Line 1                    | # Units 1 |          |               |      |       |            |            |              |
| Color: BEIGE                       |                |                  |     | A Kits:                   | Rating:           |        |     | Level           | FY LR DR D K FR RR BR FB HB L O |           |          |               |      |       |            |            |              |
| View / Desir: k                    | - Kelwyn Manor |                  |     | Frl:                      | Rating:           |        |     | Other           |                                 |           |          |               |      |       |            |            |              |
| <b>GENERAL INFORMATION</b>         |                |                  |     | WSFlue:                   | Rating:           |        |     | Upper           |                                 |           |          |               |      |       |            |            |              |
| Grade: C+ - Average (+)            |                |                  |     | <b>CONDOS INFORMATION</b> |                   |        |     | Lvl 2           |                                 |           |          |               |      |       |            |            |              |
| Year Blt: 2009                     | Eff Yr Blt:    |                  |     | Location:                 |                   |        |     | Lvl 1           |                                 |           |          |               |      |       |            |            |              |
| Alt LUC:                           |                | Alt %:           |     | Total Units:              |                   |        |     | Lower           |                                 |           |          |               |      |       |            |            |              |
| Jurisdict: G11                     |                | Fact: .          |     | Floor:                    |                   |        |     | Totals          | RMs: 5                          | BRs: 2    | Baths: 3 | HB            |      |       |            |            |              |
| Const Mod:                         |                |                  |     | % Own:                    |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Lump Sum Adj:                      |                |                  |     | Name:                     |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| <b>INTERIOR INFORMATION</b>        |                |                  |     | <b>DEPRECIATION</b>       |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Avg Ht/FL: STD                     |                |                  |     | Phys Cond: GV - Good-VG   | 2.1 %             |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Prim Int Wal 2                     | Plaster        |                  |     | Functional:               |                   | %      |     |                 |                                 |           |          |               |      |       |            |            |              |
| Sec Int Wall:                      |                | %                |     | Economic:                 |                   | %      |     |                 |                                 |           |          |               |      |       |            |            |              |
| Partition: T                       | Typical        |                  |     | Special:                  |                   | %      |     |                 |                                 |           |          |               |      |       |            |            |              |
| Prim Floors: 3                     | Hardwood       |                  |     | Override:                 |                   | %      |     |                 |                                 |           |          |               |      |       |            |            |              |
| Sec Floors:                        |                | %                |     | Total:                    | 2.1 %             |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Bsmnt Flr: 12                      | Concrete       |                  |     | <b>CALC SUMMARY</b>       |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Subfloor:                          |                |                  |     | Basic \$ / SQ:            | 130.00            |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Bsmnt Gar: 1                       |                |                  |     | Size Adj.: 1.14342105     |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Electric: 3                        | Typical        |                  |     | Const Adj.: 0.99989998    |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Insulation: 2                      | Typical        |                  |     | Adj \$ / SQ: 148.630      |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Int vs Ext: S                      |                |                  |     | Other Features: 119406    |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Heat Fuel: 2                       | Gas            |                  |     | Grade Factor: 1.10        |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Heat Type: 1                       | Forced H/Air   |                  |     | NBHD Inf: 1.00000000      |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| # Heat Sys: 1                      |                |                  |     | NBHD Mod:                 |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| % Heated: 100                      |                | % AC: 100        |     | LUC Factor: 1.00          |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Solar HW: NO                       |                | Central Vac: Yes |     | Adj Total: 576259         |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| % Com Wal                          |                | % Sprinkled      |     | Depreciation: 12101       |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
|                                    |                |                  |     | Depreciated Total: 564158 |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| <b>MOBILE HOME</b>                 |                |                  |     | Make:                     |                   | Model: |     | Serial #:       |                                 | Year:     |          | Color:        |      |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                |                  |     |                           |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| <b>PARCEL ID</b> 012.0-0003-0019.0 |                |                  |     |                           |                   |        |     |                 |                                 |           |          |               |      |       |            |            |              |
| Code                               | Description    | A                | Y/S | Qty                       | Size/Dim          | Qual   | Con | Year            | Unit Price                      | D/S       | Dep      | LUC           | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N                            |                |                  |     |                           | Total Yard Items: |        |     |                 | Total Special Features:         |           |          |               |      |       | Total:     |            |              |